



MICHAEL HODGSON

estate agents & chartered surveyors

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THE BROADWAY, SUNDERLAND  
£145,000

A superb 3 bed end link house situated on The Broadway in Grindon that we are delighted to offer to the market that must be viewed to be appreciated. The property offers neatly presented living accommodation briefly comprising of: Entrance Hall, Living Room, Kitchen / Dining Room and to the First Floor, 3 Bedrooms and a Bathroom. Externally there is a front and side lawned garden and to the rear there is a generous garden having a superb decking area to the rear of the house and side of the garden in addition to a lawn and a garden shed. Grindon offers a popular and convenient location providing easy access to shops, schools and amenities as well as the A19. Viewing is highly recommended.

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### Entrance Hall

Radiator, laminate floor, stairs to the first floor, cupboard under the stairs.

### Living Room

11'5" x 13'10"

The living room has a large double glazed window to the front elevation, radiator, feature fire with gas fire.

### Kitchen / Dining Room

17'8" x 10'7"

The kitchen has a large range of floor and wall units, sink and drainer with mixer tap, double electric oven, plumbed for washer and dryer, radiator, double glazed window, cupboard with wall mounted gas central heating boiler, gas hob with extractor over, storage cupboard.

### First Floor

Landing, loft access, double glazed window to the side elevation.

### Bathroom

Modern white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, two double glazed windows, bath with mixer tap and rainfall style shower plus an additional shower attachment, towel radiator.

### Bedroom 1

13'5" x 10'7"

Front facing, double glazed window, double radiator, range of fitted wardrobes.

### Bedroom 2

10'10" x 11'2"

Rear facing, double glazed window, radiator.

### Bedroom 3

10'0" x 7'1"

Side facing, double glazed window, radiator.

### Externally

Externally there is a front and side lawned garden and to the rear there is a generous garden having a superb decking area to the rear of the house and side of the garden in addition to a lawn and a garden shed.

### COUNCIL TAX

The Council Tax Band is Band A.

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

